



CAPITAL REGION WATER  
100 PINE DRIVE  
HARRISBURG, PA 17103  
Phone: 1-888-510-0606

ACCOUNT NUMBER	10017013-0
CID:	130557
BILLING DATE	01/25/2017
AMOUNT DUE	194.48
DUE DATE	2/15/17
AFTER DUE DATE PAY	194.48

PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT

ALAN INVESTMENTS III LLC  
16 BERRYHILL RD  
SUITE 200  
COLUMBIA SC 29210

K3PA33

JAN 31 2017

www.capitalregionwater.com 1-888-510-0606  
CUSTOMER ACCOUNT INFORMATION RETAIN FOR YOUR RECORDS

CUSTOMER NAME		SERVICE ADDRESS		ACCOUNT NUMBER	
ALAN INVESTMENTS III LLC		636 CURTIN ST		10017013-0	
METER NUMBER	SERVICE PERIOD		METER READINGS		TYPE OF READINGS
	FROM	TO	PRIOR	PRESENT	
80904223	12/6	12/29	0	0	Actual

RECEIVED

MAR 02 2017

DAUPHIN CAO

Prepare for cold weather: Frozen water pipes in your home can lead to costly repairs. Visit [capitalregionwater.com/winterprep](http://capitalregionwater.com/winterprep) to learn how to protect your pipes from freezing.

Automatic monthly withdrawal payments (ACH), Customer Portal online payments and Ebill are available online at [www.capitalregionwater.com](http://www.capitalregionwater.com). Credit Card Payments can be made by calling 1-888-510-0606 to speak with one of our Customer Service Representatives. Only cardholder (Actual Name on Card) is authorized to make a credit card payment.

Previous Balance	228.17
Penalty	0.09
Payments	-40.00
Adjustments	0.00
Prior Balance	188.26
Ready-to-serve water	6.22
Water Utilization	0.00
Sewer Utilization	0.00
Sewer Maintenance	0.00
Current Charges	6.22
Pay This Amount	194.48

PLEASE DETACH & RETURN WITH PAYMENT

ACCOUNT NUMBER	10017013-0
CID:	130557
CUSTOMER NAME	ALAN INVESTMENTS III LLC
SERVICE ADDRESS	636 CURTIN ST
BILLING DATE	01/25/2017

000001001701300000194487

ALAN INVESTMENTS III LLC  
16 BERRYHILL RD  
SUITE 200  
COLUMBIA SC 29210

AMOUNT NOW DUE	194.48
DUE DATE	2/15/17
AFTER DUE DATE PAY	194.48

Please make checks payable to: Capital Region Water

☐ Cash ☐ Check ☐ Money Order

AMOUNT PAID	\$
-------------	----

Capital Region Water  
PO Box 826429  
Philadelphia, PA 19182-6429



# VISION

PROPERTY MANAGEMENT

Property Application  
Notes/Questions

16 Berryhill Rd,  
Columbia, SC 29210

Email:

applications@VPM3.com

Phone: 803-466-7932

Fax: 803-403-8303

Please use this space to provide any additional information about your application that VPM may need to thoroughly process your information.

There will be three total income combined for the purchase of the property at 636 CURTIN STREET attached will be verification. Already have the workers to repair the property to complete the work. (1) Electrical, (2) PIP WORK, (3) HOME RESTORATION, (4) HOME DEPOT will come and do an estimate on the kitchen cabinets and tiles for the floors and the carpets. I myself will be complete the LANDSCAPING and outside flower beds- home will be a recovery home for woman which I have been doing for the past (3) years and to assist the ladies involved to gain employment, job search, child care and other areas. so I will ask that you assist me with the help in processing the application because we would like to complete the home within the next month or so, have contacted HABITATE.

If you have any questions during the application process and unable to reach someone during business hours please feel free to include your questions here as a point of reference for the agent reviewing your application.



# VISION

PROPERTY MANAGEMENT

Property Application  
Cover Sheet

15 Benyhill Rd.  
Columbia, SC 29210

Email:

applications@VPM3.com

Phone: 803-403-7932

Fax: 803-403-8303

Please provide information about the property you are applying for below:

Name: CHALMERS A. SIMPSON, JR.

Property Code: K3PA33

Date: 9-1-2016

Property Address: 636 CURTIN STREET  
HARRISBURG, PA. 17110

\$800.00

How much can you put down?

**PLEASE FILL OUT THE ENTIRE APPLICATION, LEAVING SECTIONS  
BLANK WILL ONLY DELAY THE APPLICATION PROCESS**

Once this application has been completely filled out please fax or scan and email the complete application, along with copies of all supporting documentation including copies of applicant and co-applicant ID's and Social Security Cards and all proof of income.

If you have any questions during the application process please do not hesitate to call your Property Consultant with your concerns.

Message:

From: Alex Jones  
Phone: 8034035555  
Fax: 8034035555

Fax Transmission

Message Received



**WU**

17-544269309

A 238052 D 031217  
T 1732 11  
175442693093 L 006006 \$ 32.34

PAY EXACTLY THIRTY-TWO DOLLARS AND THIRTY-FOUR CENTS

PAY TO THE ORDER OF Trash Dept of Public Works # 10017013

P.O. Box 552 Harrisburg, Pa. 17110 Chadwick S. S. S.

⑆102100400⑆ 40175442693093⑆

LOAD THIS DIRECTION, THIS SIDE UP

MONEY ORDER RECEIPT - NON NEGOTIABLE

Trash Dept of Public Works # 10017013

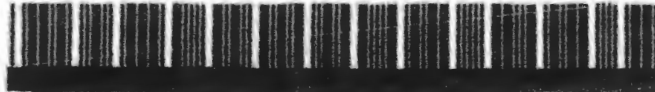
Try the new Western Union Payments service for all your bills and get guaranteed proof of payment. To learn more and to search over 10,000 billers, goto [WesternUnionPayMyBills.com](http://WesternUnionPayMyBills.com).

AMT 238052 LOC 006006 DT 031217 132.34 32DOLLARS AND 34CENTS

Payable to: **ORDER THIS MONEY ORDER RECEIPT, IT MUST BE ENCLOSED WITH ALL OTHERS RECEIVED, IN ORDER TO BEAN REDEEMED.** **ORDER BEFORE PROVIDING IT TO THE RECIPIENT.** For your own security, it is recommended that you make a photocopy of the completed Money Order before providing it to the recipient.

**PURCHASE AGREEMENT:** You the purchaser agree that Western Union Financial Services Inc. (WUFSI) need not ship payment on, or replace, or refund a lost or stolen WUFSI Money Order unless (1) you fill in the face of the Money Order at the time of purchase, and (2) you report the loss or theft to Western Union Financial Services Inc. in writing immediately, and (3) You provide WUFSI with the original Money Order receipt issued by Western Union Financial Services Inc., Englewood, Colorado. For customer service, call 1-800-599-0900.

\* 17544269309 \*



LOAD THIS DIRECTION, THIS SIDE UP

LOAD THIS DIRECTION, THIS SIDE UP

MONEY ORDER RECEIPT - NON NEGOTIABLE

Trash Dept of Public Works # 10017013

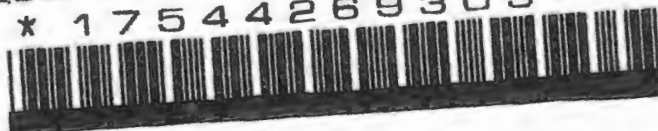
Try the new Western Union Payments service for all your bills and get guaranteed proof of payment. To learn more and to search over 10,000 billers, goto [WesternUnionPayMyBills.com](http://WesternUnionPayMyBills.com).

AMT 238052 LOC 006006 DT 031217 132.34 32DOLLARS AND 34CENTS

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\* 17544269309 \*



LOAD THIS DIRECTION, THIS SIDE UP

# THE CITY OF HARRISBURG

## MONTHLY UTILITY BILLING

\*\*\* TENANT'S COPY \*\*\*

ACCOUNT NUMBER 10017013-0000(3)	BILL DATE 03/26/2017	DUE DATE 04/15/2017	AMOUNT DUE 64.68
PROPERTY ADDRESS 636 CURTIN ST		PROPERTY OWNER ALAN INVESTMENTS III LLC	
100170130000 T 000195	U T02	AMOUNT PAID: \$	
CHALMERS A SIMPSON	*TENANT		
PO BOX 5533			
HARRISBURG PA 17110-0533			

\*16100170130000000006468\*



Return this copy with payment payable to: City Treasurer - see new payment address

### THE CITY OF HARRISBURG

#### MONTHLY UTILITY BILLING

ACCOUNT NUMBER 10017013-0000(3)	BILL DATE 03/26/2017	DUE DATE 04/15/2017	AMOUNT DUE 64.68
PROPERTY ADDRESS 636 CURTIN ST		PROPERTY OWNER ALAN INVESTMENTS III LLC	
PREVIOUS AMOUNT BILLED ON 02/26/2017		582.12	
03/23/2017 PAYMENT			-549.78
PAST DUE BALANCE REMAINING		32.34	
REFUSE PICK-UP 13.00			
REFUSE DISPOSAL 19.34			
TOTAL NEW CURRENT CHARGES		32.34	
TOTAL AMOUNT DUE		64.68	

RBS

\*\* PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION \*\*  
YOUR COPY

# CITY OF HARRISBURG

## MONTHLY UTILITY BILLING

### \*\*\* TENANT'S COPY \*\*\*

ACCOUNT NUMBER <b>10017013-0000(3)</b>	BILL DATE <b>04/26/2017</b>	DUE DATE <b>05/15/2017</b>	AMOUNT DUE <b>32.34</b>
PROPERTY ADDRESS <b>636 CURTIN ST</b>		PROPERTY OWNER <b>ALAN INVESTMENTS III LLC</b>	
<b>100170130000 T 000185</b>	<b>U T02</b>	AMOUNT PAID: \$	<b>32.34</b>
<b>CHALMERS A SIMPSON *TENANT</b>			
<b>PO BOX 5533</b>			
<b>HARRISBURG PA 17110-0533</b>			

\*16100170130000000003234\*



Return this copy with payment payable to: City Treasurer - see new payment address

## THE CITY OF HARRISBURG

### MONTHLY UTILITY BILLING

ACCOUNT NUMBER <b>10017013-0000(3)</b>	BILL DATE <b>04/26/2017</b>	DUE DATE <b>05/15/2017</b>	AMOUNT DUE <b>32.34</b>
PROPERTY ADDRESS <b>636 CURTIN ST</b>		PROPERTY OWNER <b>ALAN INVESTMENTS III LLC</b>	
PREVIOUS AMOUNT BILLED ON 03/26/2017 .....			<b>64.68</b>
04/04/2017 PAYMENT .....			<b>-32.34</b>
04/04/2017 PAYMENT .....			<b>-32.34</b>
PAST DUE BALANCE REMAINING .....			<b>.00</b>
REFUSE PICK-UP	<b>13.00</b>		
REFUSE DISPOSAL	<b>19.34</b>		
TOTAL NEW CURRENT CHARGES .....			<b>32.34</b>
TOTAL AMOUNT DUE .....			<b>32.34</b>

RES

\*\* PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION \*\*  
YOUR COPY



HARRISBURG  
1425 CROOKED HILL RD  
HARRISBURG  
PA  
17107-9997  
4134840106  
2017 (800)275-8777 5:54 PM

Item	Sale Qty	Final Price
Class	1	\$0.49

Domestic)  
COLUMBIA, SC 29202)  
Weight: 0 Lb 0.30 Oz)  
Expected Delivery Day)  
(Monday 03/13/2017)

Certified	1	\$3.35
(USPS Certified Mail #)		
(70123050000039484147)		
Return Receipt	1	\$2.75
(USPS Return Receipt #)		
59094022246193286863)		
Fixed Amount:		(\$0.49)

\$6.10

\$20.10  
(\$14.00)

For tracking number to 28777  
to get the latest status.  
and Message and Data rates may  
You may also visit USPS.com  
tracking or call 1-800-222-1811.

Try? Self-service kiosks offer  
and easy check-out. Any Retail  
store can show you how.

\*\*\*\*\*  
OPEN SOMEONE'S MAILBOX. Greeting  
available for purchase at select  
offices.  
\*\*\*\*\*

stamps at usps.com/shop or call  
1-800-275-8777. Go to  
usps.com/clicknship to print shipping  
labels with postage. For other  
questions call 1-800-ASK-USPS.

\*\*\*\*\*  
Buy mail when and where you want  
in a secure Post Office Box. Sign  
up for a box online at  
usps.com/noboxes.

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**COLUMBIA, SC 29202**

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
	\$0.49
Total Postage & Fees	\$6.59



Sent To  
**Vison Property Management Kelley**  
Street, Apt. No.  
or PO Box No. **Lloyd, P.O. BOX 488/code 6706**  
City, State, ZIP+4  
**Columbia, SC. 29202**

PS Form 3800, August 2006

See Reverse for Instructions

UNITED STATES POSTAL SERVICE®		CUSTOMER'S RECEIPT	
SEE BACK OF THIS RECEIPT FOR IMPORTANT CLAIM INFORMATION		KEEP THIS RECEIPT FOR YOUR RECORDS	
NOT NEGOTIABLE			
Serial Number	23978060065	Pay to	Kelley Lloyd Vison Property
Address	Columbia, SC 29202	Address	Management Code 6706 P.O. Box 488
Post Office	11060	Post Office	11060
Amount	\$388.00	Amount	\$388.00
Date	15	Date	15



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

VISION PROPERTY MANAGEMENT  
CODE 6706/P.O. BOX 488  
Columbia, SC. 29202



9590 9402 2224 6193 2869 31

## 2. Article Number (Transfer from service label)

7016 0600 0000 5824 1480

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name)

Date of Delivery

## D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

488

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Exhibit (a) (8)

### QUIT-CLAIM DEED

THIS INDENTURE, Made on the 11 day of SEP A.D. 20 15 by and between  
THE GRANTOR U.S. Bank National Association, successor-in-interest to Bank of America, N.A.,  
successor by merger to LaSalle Bank, N.A., as Trustee for Structured Asset Investment Loan Trust,  
Mortgage Pass-Through Certificates, Series 2004-4, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact  
, whose mailing address is C/O Ocwen Loan Servicing LLC, 1661 Worthington Road Suite #100, West Palm  
Beach, Florida 33409 party of the first part, and THE GRANTEE Alan Investments III, LLC, party of the  
second part, whose address is 16 Berryhill Road Suite 200 Columbia, SC 29210 where to mail future  
tax bills.

WITNESSETH, that the said part of the first part, in consideration of the sum of Nine Thousand One  
Hundred Fifty Dollars and No Cents and 00/100 (\$9,150.00) Dollars, to be paid by the said party of the  
second part (the receipt of which is hereby acknowledged) does by these presents REMISE, RELEASE  
AND FOREVER QUIT CLAIM unto the said party of the second part the following described lots, tracts or  
parcels of land, lying, being and situate in the County of Dauphin and state of PA, to wit :

#### SEE ATTACHED EXHIBIT "A"

UPZ-10-017-013

Commonly known as: 636 Curtin Street, Harrisburg, PA 17110

AND BEING the same property conveyed to the Grantor herein by virtue of that certain Sheriff's Deed,  
Recorded on: 08/14/2015, Instrument number : 20150020592, among the aforesaid land records.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and  
year above written

Deed Prepared by:

Record & Return To:

Sent Tax Bills To:

PTS - Pennsylvania, Inc.  
1000 Abernathy Road NE,  
Suite 200 Atlanta, GA 30328

RDS GROUP, LLC  
22028 FORD ROAD  
DRB HTS, MI 48127

Alan Investments III, LLC  
16 Berryhill Road Suite 200  
Columbia, SC 29210



**VISION**  
PROPERTY MANAGEMENT

P.O. Box 488 | Columbia | SC | 29202

**PLEASE DO NOT IGNORE THIS LETTER**

February 15, 2017

Chalmers Simpson Jr, Jessica Ditter  
636 Curtin Street  
Harrisburg, PA 17110

Property Code: K3PA33

Dear Chalmers and Jessica:

This letter is to inform you of an outstanding balance due, that you may or may not be aware of, in the amount of \$549.78 for an unpaid garbage bill and \$194.48 for an unpaid water bill associated with the property located at 636 Curtin Street.

Pursuant to page 2 of the Lease Agreement signed by you on 09/15/2016, you are responsible for payment of this outstanding debt. Failure to submit payment in full or make mutually agreeable payment arrangements for this debt may result in legal proceedings commencing against you for breach of contract.

Please contact us within fifteen (15) days of the date of this letter to avoid potential negative action.

We accept Visa, MasterCard and Discover payments by phone at (803) 354-5694. A processing fee applies for each payment. If you have questions, please contact me at the number listed above.

Thank you in advance for your cooperation and attention to this matter.

Very truly yours,

Kelly Lloyd  
Senior Collection Agent  
[klloyd@vpm3.com](mailto:klloyd@vpm3.com)

There are money orders  
which were paid for  
water bill you did not know  
I paid.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

*In the event you have or will receive a discharge in bankruptcy, this notice is NOT intended to be an attempt to collect, recover or offset the indebtedness as your personal liability. If you are represented by an attorney, please refer this letter to such attorney and provide us with such attorney's name, address, and telephone number. To the extent your obligations have been discharged, or are subject to an automatic stay of bankruptcy order under Title 11 of the United States Code, this notice is for compliance and information purposes only.*

Noted 2/21/17

Chalmers A. Simpson, Jr.



Exhibit (a) (14)

CHALMERS A. SIMPSON, JR  
P.O. BOX 5533  
HARRISBURG, PA. 17110  
717-317-4587

Alan Investments III LLC  
16 Berry Hill Road  
Suite 200  
Columbia, SC. 29210

TO: Alan Investments III LLC

I am contacting you in reference to a letter  
I received dated 2-15-17 from Collections Kelly  
Lloyd, attached is a copy - I am being  
threatened due to bills you failed to pay, if  
the amount is not paid in full by 3-31-17  
I will file a civil complaint against you.

DATED: 2-21, 2017

Chalmers A. Simpson, Jr.  
CHALMERS A. SIMPSON, JR

CHALMERS A. SIMPSON, JR  
P.O. BOX 5533  
HARRISBURG, PA. 17110  
717-317-4587

Capital Region Water:  
100 Pine Drive  
Harrisburg Pa. 17103  
1-888-510-0606

TO: Capital Region Water:

I am requesting that any water bill  
be created to be sent to P.O. Box 5533  
Harrisburg, Pa. 17110 (717) 317-4587 to  
Chalmers A. Simpson, Jr. who lives at 636  
Curtin Street Harrisburg, Pa. 17110 because I  
am the party who pays all bills at location.  
- Thank You -

DATED: 3-10-, 2017

Chalmers A. Simpson, Jr.  
CHALMERS A. SIMPSON, JR

**CAPITAL REGION****WATER****HARRISBURG, PA 17103****Phone: 1-888-510-0606****PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT**

ALAN INVESTMENTS III LLC  
 16 BERRYHILL RD  
 SUITE 200  
 COLUMBIA SC 29210

<b>CID:</b>	130557
<b>BILLING DATE</b>	01/25/2017
<b>AMOUNT DUE</b>	194.48
<b>DUE DATE</b>	2/15/17
<b>AFTER DUE DATE PAY</b>	194.48

K3PA33

JAN 31 2017

www.capitalregionwater.com

1-888-510-0606

**CUSTOMER ACCOUNT INFORMATION RETAIN FOR YOUR RECORDS**

CUSTOMER NAME		SERVICE ADDRESS			ACCOUNT NUMBER			
ALAN INVESTMENTS III LLC		636 CURTIN ST			10017013-0			
METER NUMBER	SERVICE PERIOD		METER READINGS		CONSUMPTION	GALLONS USED		TYPE OF READINGS
	FROM	TO	PRIOR	PRESENT		WATER	SEWER	
80904223	12/6	12/29	0	0	0	0	0	Actual

Prepare for cold weather: Frozen water pipes in your home can lead to costly repairs. Visit [capitalregionwater.com/winterprep](http://capitalregionwater.com/winterprep) to learn how to protect your pipes from freezing.


Automatic monthly withdrawal payments (ACH), Customer Portal online payments and Ebill are available online at [www.capitalregionwater.com](http://www.capitalregionwater.com). Credit Card Payments can be made by calling 1-888-510-0606 to speak with one of our Customer Service Representatives. Only cardholder (Actual Name on Card) is authorized to make a credit card payment.

Previous Balance	228.17
Penalty	0.09
Payments	-40.00
Adjustments	0.00
Prior Balance	188.26

Ready-to-serve water	6.22
Water Utilization	0.00
Sewer Utilization	0.00
Sewer Maintenance	0.00

Current Charges	6.22
Pay This Amount	194.48

**PLEASE DETACH & RETURN WITH PAYMENT**

	
<b>ACCOUNT NUMBER</b>	10017013-0
<b>CID</b>	130557
<b>CUSTOMER NAME</b>	ALAN INVESTMENTS III LLC
<b>SERVICE ADDRESS</b>	636 CURTIN ST
<b>BILLING DATE</b>	01/25/2017

00000100170130000194487

ALAN INVESTMENTS III LLC  
 16 BERRYHILL RD  
 SUITE 200  
 COLUMBIA SC 29210

<b>AMOUNT NOW DUE</b>	194.48
<b>DUE DATE</b>	2/15/17
<b>AFTER DUE DATE PAY</b>	194.48

Please make checks payable to: Capital Region Water

☐ Cash    ☐ Check    ☐ Money Order

<b>AMOUNT PAID</b>	\$
--------------------	----

**Capital Region Water**  
**PO Box 826429**  
**Philadelphia, PA 19182-6429**

www.capitalregionwater.com (888) 510-0606

19468



CHALMERS A. SIMPSON, JR  
P.O. BOX 5533  
HARRISBURG, PA. 17110  
717-317-4587

City of Harrisburg, Dept. of  
Public Works, Specialists  
Maria M. Pace, 1820 Paxton  
Street, Harrisburg, Pa. 17104

TO: Maria M. Pace (Specialists):

I spoke to you a couple of weeks  
ago, you stated that you place all bills  
from the date of 6-28-2016 in my name  
as new owner and that I owe \$291.06 and  
Alan Investments III owed \$291.06, please send  
verification to me for my records in P.O. Box 5533  
Harrisburg, Pa. 17110 ergently please, thank you.

DATED: 3-10-2017

Chalmers A. Simpson, Jr.  
CHALMERS A. SIMPSON, JR

UTILITY SYSTEM  
BILLING INFORMATION  
UTILITY ACCOUNT ACTIVITY

TERM: UCFL  
USER: HBG

PROPERTY NUMBER.: 10017013 - 0000 ( 3 ) UNAPPROVED TOTAL: .00  
PROPERTY ADDRESS: 636 CURTIN ST LAST BILL DUE: 03 18 2017  
PROPERTY OWNER: ALAN INVESTMENTS III LLC BALANC  
SELECT DATE UNAPPROVED? DESCRIPTION TRANSACTION AMT REMAIN

SELECT	DATE	UNAPPROVED?	DESCRIPTION	TRANSACTION AMT	REMAIN
( )			*** START OF LIST **		
( )	02 26 2017		MONTHLY BILLING	32.34 P	582
( )	01 26 2017		MONTHLY BILLING	32.34 P	549
( )	12 26 2016		MONTHLY BILLING	32.34 P	517
( )	11 26 2016		MONTHLY BILLING	32.34 P	485
( )	10 26 2016		MONTHLY BILLING	32.34 P	452
( )	09 26 2016		MONTHLY BILLING	32.34 P	420
( )	08 26 2016		MONTHLY BILLING	32.34 P	388
( )	07 26 2016		MONTHLY BILLING	32.34 P	355
( )	07 01 2016		NEW OWNER 6/28/2016	P	323
( )	06 26 2016		MONTHLY BILLING		323
( )	05 26 2016		MONTHLY BILLING	32.34 P	291

<PF7> FOR PRIOR HISTORY

S(X)=TRANS ACTIVITY P(X)=PRINT ACTIVITY M=MENU U=WATER INFO R=RETURN

F7=BKND F8=FWD N=RDGS Y=CON Z=DR/CR E=EXIT UTY CLEAR=PRES CHGS C=CONNECT

*you owe \$291.06  
They owe \$291.06*



Maria M. Pace

Maria M. Pace

Sanitation Billing Specialist

City of Harrisburg  
Department of Public Works  
1520 Paxton Street  
Harrisburg, PA 17104

717 412-4520 Ext 321

E-mail: [mpace@cityofharrisburg.org](mailto:mpace@cityofharrisburg.org)  
Office: (717) 693-0900  
Fax: (717) 972-0012

RECEIVED

MAR 03 2017

DA JPHIN CAO

**PROOF OF SERVICE OF NOTICE OF APPEAL AND RULE TO FILE COMPLAINT**

(This proof of service MUST BE FILED WITHIN TEN (10) DAYS AFTER filing of the notice of appeal. Check applicable boxes.)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

; ss

**AFFIDAVIT:** I hereby (swear) (affirm) that I served

2017CV3404DJ

☒

a copy of the Notice of Appeal, Common Pleas No. \_\_\_\_\_, upon the Magisterial District Judge designated therein on

(date of service) 5/5/2017

☐

by personal service ☒ by (certified) (registered) mail,  
Chalmers A. Simpson, Jr.

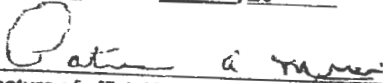
sender's receipt attached hereto, and upon the appeal, (name) \_\_\_\_\_ on

5/5/2017 ☐ by personal service ☒

by (certified) (registered) mail.

sender's receipt attached hereto.

(SWORN) (AFFIRMED) AND SUBSCRIBED BEFORE ME  
THIS 5th DAY OF May, 2017

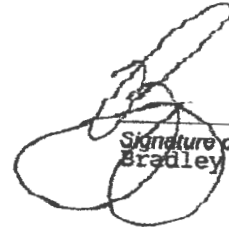


Signature of official before whom affidavit was made

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

PATRICIA A. MILLER, Notary Public  
Jenkintown Borough, Montgomery County  
My Commission Expires March 20, 2019



Signature of affiant  
Bradley J. Osborne, Esquire

Notary Public  
Title of official

My commission expires on \_\_\_\_\_, 20\_\_\_\_



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF DAUPHIN**NOTICE OF  
JUDGMENT/TRANSCRIPT CIVIL  
CASE**Chalmers Simpson  
v.  
ALAN INVESTMENTS III LLCMag. Dist. No: MDJ-12-1-02  
MDJ Name: Honorable Barbara W. Pianka  
Address: 2967 A N 7th Street  
Harrisburg, PA 17110  
Telephone: 717-238-3388Chalmers Simpson  
PO Box 5533  
Harrisburg, PA 17110Docket No: MJ-12102-CV-0000030-2017  
Case Filed: 3/15/2017**Disposition Summary** (cc - Cross Complaint)

Docket No	Plaintiff	Defendant	Disposition	Disposition Date
MJ-12102-CV-0000030-2017	Chalmers Simpson	ALAN INVESTMENTS III LLC	Default Judgment for Plaintiff	04/21/2017

**Judgment Summary**

Participant	Joint/Several Liability	Individual Liability	Amount
ALAN INVESTMENTS III LLC	\$0.00	\$3,000.00	\$3,000.00
Chalmers Simpson	\$0.00	\$0.00	\$0.00

**Judgment Finding** (\*Post Judgment)

In the matter of Chalmers Simpson vs. ALAN INVESTMENTS III LLC on MJ-12102-CV-0000030-2017, on 4/21/2017 the judgment was awarded as follows:

Judgment Component	Joint/Several Liability	Individual Liability	Deposit Applied	Amount
Civil Judgment	0.00	\$3,000.00		\$3,000.00
Grand Total:				\$3,000.00

ANY PARTY HAS THE RIGHT TO APPEAL WITHIN 30 DAYS AFTER THE ENTRY OF JUDGMENT BY FILING A NOTICE OF APPEAL WITH THE PROTHONOTARY/CLERK OF COURT OF COMMON PLEAS, CIVIL DIVISION. YOU MUST INCLUDE A COPY OF THIS NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH YOUR NOTICE OF APPEAL.

EXCEPT AS OTHERWISE PROVIDED IN THE RULES OF CIVIL PROCEDURE FOR MAGISTERIAL DISTRICT JUDGES, IF THE JUDGMENT HOLDER ELECTS TO ENTER THE JUDGMENT IN THE COURT OF COMMON PLEAS, ALL FURTHER PROCESS MUST COME FROM THE COURT OF COMMON PLEAS AND NO FURTHER PROCESS MAY BE ISSUED BY THE MAGISTERIAL DISTRICT JUDGE.

UNLESS THE JUDGMENT IS ENTERED IN THE COURT OF COMMON PLEAS, ANYONE INTERESTED IN THE JUDGMENT MAY FILE A REQUEST FOR ENTRY OF SATISFACTION WITH THE MAGISTERIAL DISTRICT JUDGE IF THE JUDGMENT DEBTOR PAYS IN FULL, SETTLES, OR OTHERWISE COMPLIES WITH THE JUDGMENT.

4-21-17  
DateBarbara W. Pianka  
Magisterial District Judge Barbara W. Pianka

I certify that this is a true and correct copy of the record of the proceedings containing the judgment.

Date

Magisterial District Judge

## COMMONWEALTH OF PENNSYLVANIA

## COURT OF COMMON PLEAS

Judicial District, County Of Dauphin

## NOTICE OF APPEAL

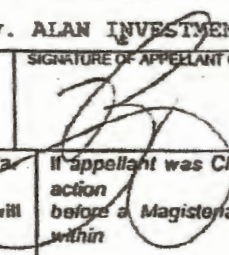
FROM

## MAGISTERIAL DISTRICT JUDGE JUDGMENT

COMMON PLEAS No. 2017 CV 3404 DJ

## NOTICE OF APPEAL

Notice is given that the appellant has filed in the above Court of Common Pleas an appeal from the judgment rendered by the Magisterial District Judge on the date and in the case referenced below.

NAME OF APPELLANT ALAN INVESTMENTS III LLC	MAG. DIST. NO. 12-01-02	NAME OF MDJ Barbara W. Painka
ADDRESS OF APPELLANT 61 Berry Hill Road Ste 200	CITY Columbia	STATE SC
DATE OF JUDGMENT April 21, 2017	IN THE CASE OF (Plaintiff) Chalmers A. Simpson, Jr. v. ALAN INVESTMENTS III LLC (Defendant)	
DOCKET No. MJ-12102-CV-0000030-2017	SIGNATURE OF APPELLANT OR ATTORNEY OR AGENT 	

This block will be signed ONLY when this notation is required under Pa. R.C.P.M.D.J. No. 1008.

This Notice of Appeal, when received by the Magisterial District Judge, will operate as a SUPERSEDEAS to the judgment for possession in this case.

if appellant was Claimant (see Pa. R.C.P.M.D.J. No. 1001(6) in action before a Magisterial District Judge, A COMPLAINT MUST BE FILED (20) days after filing the NOTICE of APPEAL.

Signature of Prothonotary or Deputy

## PRAECIPE TO ENTER RULE TO FILE COMPLAINT AND RULE TO FILE

(This section of form to be used ONLY when appellant was DEFENDANT (see Pa. R.C.P.M.D.J. No. 1001(7) in action before Magisterial District Judge. IF NOT USED, detach from copy of notice of appeal to be served upon appellee.

## PRAECIPE: To Prothonotary

Enter rule upon Chalmers A. Simpson, Jr. appellee(s), to file a complaint in this appeal

Name of appellee(s)

(Common Pleas No. 2017 CV 3404 DJ) within twenty (20) days after service of rule or suffer entry of judgment of non pros.

RULE: To Chalmers A. Simpson, Jr., appellee(s)

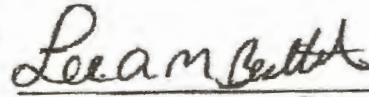
Name of appellee(s)

(1) You are notified that a rule is hereby entered upon you to file a complaint in this appeal within twenty (20) days after the date of service of this rule upon you by personal service or by certified or registered mail.

(2) If you do not file a complaint within this time, a JUDGMENT OF NON PROS MAY BE ENTERED AGAINST YOU.

(3) The date of service of this rule if service was by mail is the date of the mailing.

Date: 5-1-20-17



Signature of Prothonotary or Deputy

YOU MUST INCLUDE A COPY OF THE NOTICE OF JUDGMENT/TRANSCRIPT FORM WITH THIS NOTICE OF APPEAL. The appellee and the magisterial district judge in whose office the judgment was rendered must be served with a copy of this Notice pursuant to Pa. R.C.P.M.D.J. 1005(A).

## Exhibit A

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

## Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment (initial)

initial > (c) CS Purchaser has received copies of all information listed above.

initial > (d) CS Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (checked (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Choose One > (ii) CS waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment (initial)

(f) CS Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Michael A. Siffer Date 9/15/16  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_

Seller Thomas D. Butler Date 9/15/16  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_



**Exhibit C - Plan of Action (POA)***Exhibit (a)(2)***Property Address:**

636 Curtin Street Harrisburg, PA 17110

**GENERAL**

Code Violations:

☐ Yes ☐ No ☒ Unknown

Asbestos:

☐ Yes ☐ No ☒ Unknown

Lead Based Paint:

☐ Yes ☐ No ☒ Unknown

Condemned:

☐ Yes ☐ No ☒ Unknown

Demo List:

☐ Yes ☐ No ☒ Unknown**Landlord Disclosure/Inspection****Tenant Diligence / Inspection****Responsibility to Cure****Weeks to Complete**☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant

0

0

**Itemized Description of Responsibilities:**

CM was told the house needs to be "registered."

**UTILITIES**

Electricity on to Meter:

☐ Yes ☐ No ☒ Unknown

Water to House/Meter:

☐ Yes ☐ No ☒ Unknown

Gas to House/Meter:

☐ Yes ☐ No ☒ Unk ☐ N/A**Tenant Diligence / Inspection**☒ Yes ☐ No ☐ Unknown☒ Yes ☐ No ☐ Unknown☒ Yes ☐ No ☐ Unk ☐ N/A**Responsibility to Cure**☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant**Weeks to Complete**

0

0

0

**Itemized Description of Responsibilities:**

Contacted UGI will have personalized certifi gas  
 personal perform inspection, PPL already approved  
 electrical electricity on, Uncle will performed all  
 plumbing and window work, he is certifi in  
 Hasmatic and plumbing and electrical work

**PROPERTY EXPENSES**

Electric:

☐ Yes ☐ No ☒ Unknown

Gas:

☐ Yes ☐ No ☒ Unknown

Water:

☐ Yes ☐ No ☒ Unknown

Sewer/Septic:

☐ Yes ☐ No ☒ Unknown

HOA:

☐ Yes ☐ No ☒ Unknown

Taxes:

☐ Yes ☐ No ☒ Unknown

Liens:

☐ Yes ☐ No ☒ Unknown

Rent/Occupancy Permits:

☐ Yes ☐ No ☒ Unknown

Inspections:

☐ Yes ☐ No ☒ Unknown

Fines &amp; Penalties:

☐ Yes ☐ No ☒ Unknown**Tenant Diligence**☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown☐ Yes ☒ No ☐ Unknown**Responsibility to Cure**☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant☐ Landlord ☒ Tenant**Weeks to Complete**

0

0

0

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0

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0

0

0

**Itemized Description of Responsibilities:**

Unable to get any information on water

Code enforcement will do an inspection

\$401.93 Garbage Bill

meeting with Water Company on Monday 19th  
 of September, 2014.



**Exhibit C - Plan of Action (POA)****MAJOR ITEMS:**

	Landlord Disclosure			Tenant Diligence			Responsibility to Cure	Weeks to Complete
Roof Replacement:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Electrical Upgrade:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Plumbing Upgrade:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
HVAC Upgrade:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	1 day
Structural Repair:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Septic Repair/Replace:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Well Repair/Replace:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Mold Remediation:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Other (Define Below):	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0

**Itemized Description of Responsibilities:**

Needs A/C; CM has a unit he would put in (window unit)

Nephew builds houses and Uncle certified HVAC and electrical. They inspected the house with him.

**MINOR ITEMS:**

	Landlord Disclosure			Tenant Diligence			Responsibility to Cure	Weeks to Complete
Roof Repair:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Electrical Repair:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Plumbing Repair:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	1 day
HVAC Repair:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Mold Remediation:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Debris Removal:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
General Exterior Repairs:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	1 day
General Interior Walls:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
General Interior Floors:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
General Interior Ceilings:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	1 day
Smoke Detectors Missing:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Pests/WDO Remediation:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0
Other (Define Below):	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> Unknown	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unknown	<input type="radio"/> Landlord <input checked="" type="radio"/> Tenant	0

**Itemized Description of Responsibilities:**

Downspout is missing. Vines growing up on the side of the house that will have to be pulled off. Front window is boarded. Nephew will put in new windows

Pipe needed under the sink in the kitchen; CM already purchased this. Uncle will be doing this for him. Water ran from this leak down to the basement. CM stated he did see stains from the water but is positive it is not mold.

Ceiling/drywall came down. Nephew will re-do this.

Needs deep clean and cosmetic work. Livable within 1-2 weeks. Nephew and uncle will be making repairs with him. Has most of the material already.

**TENANT CERTIFICATION**

*I* hereby certify that I have physically performed a visual inspection of the above noted property, performed the required due diligence as requested, and agree that all "responsibilities to cure" assigned to me will be completed within 2 week (s) from execution of the Lease to Own Agreement by either myself or a licensed and insured contractor. I also agree to assume responsibility for all items and issues marked as "Unknown" by Landlord, will obtain all required building permits, and will pay for all associated permit fees.

**FOR INTERNAL USE ONLY**

☒ Tenant agrees to take physical possession of the referenced property upon receipt of first month payment and the Option Agreement Fee.

☐ Major Repairs are required, and the Tenant has agreed to not take physical occupancy until authorized by the Landlord.

☒ Monthly rent payments from Tenant will resume on 10 / 15 / 2018.

TENANT:

*Charles A. Simpson Jr*

LANDLORD:

Signature:

*Charles A. Simpson Jr*

Signature:

Print Tenant Name:

*Charles A. Simpson Jr*  
9 45116

Print Landlord Name:

Date:

Date:

1 / 1

Exhibit (a)(3)



**CAPITAL REGION WATER**  
100 PINE DRIVE  
HARRISBURG, PA 17103  
Phone: 1-888-510-0606

ACCOUNT NUMBER	10017013-0
CID	130557
BILLING DATE	11/21/2016
AMOUNT DUE	178.30
DUE DATE	12/15/16
AFTER DUE DATE PAY	180.88

**PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT**

ALAN INVESTMENTS III LLC  
16 BERRYHILL RD  
SUITE 200  
COLUMBIA SC 29210

DEC - 1 2016  
178.35

[www.capitalregionwater.com](http://www.capitalregionwater.com)

1-888-510-0606

**CUSTOMER ACCOUNT INFORMATION RETAIN FOR YOUR RECORDS**

CUSTOMER NAME		SERVICE ADDRESS			ACCOUNT NUMBER			
ALAN INVESTMENTS III LLC		636 CURTIN ST			10017013-0			
METER NUMBER	SERVICE PERIOD		METER READINGS		CONSUMPTION	GALLONS USED		TYPE OF READINGS
	FROM	TO	PRIOR	PRESENT		WATER	SEWER	
	10/5	11/3						

Previous Balance	169.54
Penalty	2.54
Payments	0.00
Adjustments	0.00
Prior Balance	172.08

Prepare for cold weather: Frozen water pipes in your home can lead to costly repairs. Visit [capitalregionwater.com/winterprep](http://capitalregionwater.com/winterprep) to learn how to protect your pipes from freezing.

CRW rates effective 1/1/16. Ready to Serve varies by tap size starting @ \$6.22 mth. Water \$7.88/1,000 gal, Sewer \$5.26/1,000 gal; Sewer Maint \$.79/1,000 gal.

The Staff at Capital Region Water wishes you and your family a Safe and Happy Holiday Season.

Ready-to-serve water	6.22
Current Charges	6.22
Pay This Amount	178.30



TREBPRS5  
TRES5DI

CITY TREASURER  
CITY OF HARRISBURG  
DUPLICATE TAX BILL

DATE: 2016/09/06  
TIME: 09:36:48  
USER: HBG JEO1

PROPERTY NUMBER: 10017013-3

ADDRESS: 636 CURTIN ST  
HARRISBURG PA 17110

TYPE OF TAX : CITY REAL ESTATE  
YEAR OF TAX : 2016  
DATE OF BILL: 01/15/2016  
NAME OF PAYEE:

--OWNERS AT TIME OF BILLING--  
U.S. BANK NA

	MILLEAGE	APPRAISAL
LAND	.0309700	6,600
IMPROVEMENTS	.0051600	31,200

DISCOUNT	FLAT	PENALTY	BALANCE DUE
358.08	365.39	401.93	401.93
DUE BY:03/15/2016	05/15/2016	12/31/2016	

----- MAILING ADDRESS -----

U.S. BANK NATIONAL ASSOCIATION  
1661 WORTHINGTON RD  
WEST PALM BEACH FL 33409-6493

C/O OCWEN LOAN SERVI

TREBPRS5  
TRES5DI

CITY TREASURER  
CITY OF HARRISBURG  
DUPLICATE TAX BILL

DATE: 2016/09/06  
TIME: 09:36:48  
USER: HBG JEO1

PROPERTY NUMBER: 10017013-3

ADDRESS: 636 CURTIN ST  
HARRISBURG PA 17110

TYPE OF TAX : CITY REAL ESTATE  
YEAR OF TAX : 2016  
DATE OF BILL: 01/15/2016  
NAME OF PAYEE:

--OWNERS AT TIME OF BILLING--  
U.S. BANK NA

	MILLEAGE	APPRAISAL
LAND	.0309700	6,600
IMPROVEMENTS	.0051600	31,200

DISCOUNT	FLAT	PENALTY	BALANCE DUE
358.08	365.39	401.93	401.93
DUE BY:03/15/2016	05/15/2016	12/31/2016	

----- MAILING ADDRESS -----

U.S. BANK NATIONAL ASSOCIATION  
1661 WORTHINGTON RD  
WEST PALM BEACH FL 33409-6493

C/O OCWEN LOAN SERVI



TREBPRS5  
TRES5DI

CITY TREASURER  
CITY OF HARRISBURG  
DUPLICATE TAX BILL

DATE: 2016/09/06  
TIME: 09:36:59  
USER: HBG JEO1

PROPERTY NUMBER: 10017013-3

ADDRESS: 636 CURTIN ST  
HARRISBURG PA 17110

TYPE OF TAX : HARRISBURG SCHOOL DISTRICT

--OWNERS AT TIME OF BILLING--

YEAR OF TAX : 2016

ALAN INVESTMENTS III LLC

DATE OF BILL: 07/18/2016

NAME OF PAYEE:

	MILLEAGE	APPRAISAL
LAND	.0278000	6,600
IMPROVEMENTS	.0278000	31,200

DISCOUNT	FLAT	PENALTY	BALANCE DUE
598.60	610.82	671.90	598.60
DUE BY:09/18/2016	11/18/2016	12/30/2016	

----- MAILING ADDRESS -----  
ALAN INVESTMENTS III LLC  
16 BERRYHILL RD  
COLUMBIA SC 29210

STE 200

TREBPRS5  
TRES5DI

CITY TREASURER  
CITY OF HARRISBURG  
DUPLICATE TAX BILL

DATE: 2016/09/06  
TIME: 09:36:59  
USER: HBG JEO1

PROPERTY NUMBER: 10017013-3

ADDRESS: 636 CURTIN ST  
HARRISBURG PA 17110

TYPE OF TAX : HARRISBURG SCHOOL DISTRICT

--OWNERS AT TIME OF BILLING--

YEAR OF TAX : 2016

ALAN INVESTMENTS III LLC

DATE OF BILL: 07/18/2016

NAME OF PAYEE:

	MILLEAGE	APPRAISAL
LAND	.0278000	6,600
IMPROVEMENTS	.0278000	31,200

DISCOUNT	FLAT	PENALTY	BALANCE DUE
598.60	610.82	671.90	598.60
DUE BY:09/18/2016	11/18/2016	12/30/2016	

----- MAILING ADDRESS -----  
ALAN INVESTMENTS III LLC  
16 BERRYHILL RD  
COLUMBIA SC 29210

STE 200

CIVIL COMPLAINT

Magisterial District Number: 12-1-02

MDJ Name: Hon. Barbara W. Painka

Address: 2967 N. 7th Street  
Harrisburg, Pa. 17110

Telephone: (717) 238-3388

PLAINTIFF: NAME and ADDRESS

CHALMERS A. SIMPSON, JR.  
P.O. Box 5533  
Harrisburg, Pa. 17110

VS.

DEFENDANT: NAME and ADDRESS

ALAN INVESTMENTS III LLC  
61 Berry Hill Road Ste. 200  
Columbia, SC. 29210

Docket No.:

Date Filed:



	AMOUNT	DATE PAID
FILING COSTS	\$	
POSTAGE	\$	
SERVICE COSTS	\$	
CONSTABLE ED.	\$	
TOTAL	\$ 0.00	

*Social security numbers and financial information (e.g. PINS) should not be listed. If the identity of an account number must be established, list only the last four digits. 204 Pa.Code §§ 213.1 - 213.7.*

Pa.R.C.P.M.D.J. No. 206 sets forth those costs recoverable by the prevailing party.

**TO THE DEFENDANT:** The above named plaintiff(s) asks judgment against you for \$3,000.00 together with costs upon the following claim (Civil fines must include citation of the statute or ordinance violated):

On November of 2016 plaintiff was sent a copy of a Trash Bill which was a balance owed by defendants, plaintiff made contact with the owners which stated that defendants never owned any property in Harrisburg Pennsylvania which was located at 636 Curtin Street, further investigation by plaintiff revealed that defendants were the old owners of the property. Plaintiff on 3-1-2017 made contact with Specialist Maria M. Pace of Department of Public Works verified that a balance was owed by defendants prior to plaintiff renting property at 636 Curtin Street. On February 28th, 2017 Vision Property Manager threatened plaintiff and attempted to collect a out standing balance which should have been paid by defendants who refused to handle their bills prior to plaintiff renting the property. When plaintiff first contacted the water company who stated that they will not turn the water on unless plaintiff pay the bill, plaintiff was forced to pay that bill as well as the trash bill in order to have shower, bath and any water, defendants failure to pay their bills prior to plaintiff being apart of the property is ignorant and the have forced plaintiff into paying money that plaintiff does not have nor can plaintiff afford to pay these out standing balances which should have been payed prior to plaintiff renting property, wherefore plaintiff request that a judgement be awarded in the amount listed plus damages and fees.

I, Chalmers A. Simpson, Jr. verify that the facts set forth in this complaint are true and correct to the best of my knowledge, information, and belief. This statement is made subject to the penalties of Section 4904 of the Crimes Code (18 PA. C.S. § 4904) related to unsworn falsification to authorities.

3-1-2017

Chalmers A. Simpson, Jr.  
(Signature of Plaintiff or Authorized Agent)

The plaintiff's attorney shall file an entry of appearance with the magisterial district court pursuant to Pa.R.C.P.M.D.J. 207.1.

**IF YOU INTEND TO ENTER A DEFENSE TO THIS COMPLAINT, YOU SHOULD NOTIFY THIS OFFICE IMMEDIATELY AT THE ABOVE TELEPHONE NUMBER. YOU MUST APPEAR AT THE HEARING AND PRESENT YOUR DEFENSE. UNLESS YOU DO, JUDGMENT MAY BE ENTERED AGAINST YOU BY DEFAULT.**

If you have a claim against the plaintiff which is within the magisterial district judge jurisdiction and which you intend to assert at the hearing, you must file it on a complaint form at this office at least five days before the date set for the hearing.

If you are disabled and require a reasonable accommodation to gain access to the Magisterial District Court and its services, please contact the Magisterial District Court at the above address or telephone number. We are unable to provide transportation.



a) (10)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF: DAUPHIN

## CIVIL COMPLAINT

Magisterial District Number:	12-1-02
Magister Name:	Hon. Barbara W. Painka
Address:	2967 N. 7th Street Harrisburg, Pa. 17110
Telephone:	(717) 238-3388

PLAINTIFF: NAME and ADDRESS

CHALMERS A. SIMPSON, JR.  
P.O. Box 5533  
Harrisburg, Pa. 17110

VS.

DEFENDANT: NAME and ADDRESS

ALAN INVESTMENTS III LLC  
61 Berry Hill Road Ste. 200  
Columbia, SC. 29210

Docket No.: CV-3017

Date Filed: 3/15/17



FILING COSTS  
POSTAGE  
SERVICE COSTS  
CONSTABLE ED.  
TOTAL

AMOUNT	DATE PAID
\$	
\$	
\$	
\$	
\$	
\$ 0.00	

*Social security numbers and financial information (e.g. PINS) should not be listed. If the identity of an account number must be established, list only the last four digits. 204 Pa.Code §§ 213.1 - 213.7.*

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I, Chalmers A. Simpson, Jr. verify that the facts set forth in this complaint are true and correct to the best of my knowledge, information, and belief. This statement is made subject to the penalties of Section 4904 of the Crimes Code (18 PA. C.S. § 4904) related to unsworn falsification to authorities.

3-1-2017

*Chalmers A. Simpson, Jr.*  
(Signature of Plaintiff or Authorized Agent)

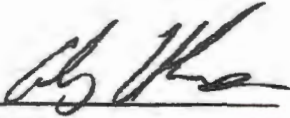
The plaintiff's attorney shall file an entry of appearance with the magisterial district court pursuant to Pa.R.C.P.M.D.J. 207.1.

**IF YOU INTEND TO ENTER A DEFENSE TO THIS COMPLAINT, YOU SHOULD NOTIFY THIS OFFICE IMMEDIATELY AT THE ABOVE TELEPHONE NUMBER. YOU MUST APPEAR AT THE HEARING AND PRESENT YOUR DEFENSE. UNLESS YOU DO, JUDGMENT MAY BE ENTERED AGAINST YOU BY DEFAULT.**

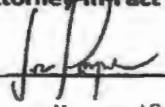
If you have a claim against the plaintiff which is within the -

(a)(9)

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, with no Representation as to its effect upon title, NO TITLE INSURANCE ISSUED!

  
Witness Chris Heinichen

U.S. Bank National Association, successor-in-interest to Bank of America, N.A., successor by merger to LaSalle Bank, N.A., as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-4, By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

By:  Jose Manrique  
Title: Contract Management Coordinator  
By: Ocwen Loan Servicing, LLC, as Attorney-In-Fact

## ACKNOWLEDGEMENT

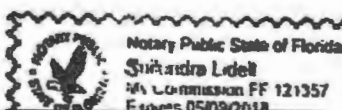
STATE OF FLORIDA

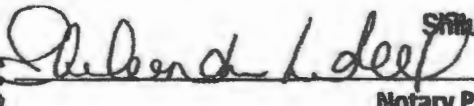
COUNTY OF PALM BEACH

I certify that on this 11 day of Dec, 20 15, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Jose Manrique  
Title: Contract Management Coordinator of Ocwen Loan Servicing, LLC, Attorney-in-Fact for U.S. Bank National Association, successor-in-interest to Bank of America, N.A., successor by merger to LaSalle Bank, N.A., as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-4 whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be his/her act under the authority of the Grantor and also certify, under penalties of perjury, that he/she is duly authorized to execute same and that the consideration recited herein is true and correct.

My term expires: 1 APRIL 2018

16 Perryhill Road, Suite 200  
Columbia, SC 29210



  
Shundra Lideff  
Notary Public

hereby certify that the true mailing address of the above Grantees is:

Personally Known To Me

BY: 

POA Recorded simultaneously herewith



(A) (12)

James M. Zugay, Esq.  
Recorder of Deeds  
(717) 780-6560  
jzugay@dauphinc.org

Candace E. Meck  
First Deputy  
www.dauphinc.org/deeds

## Dauphin County



## Recorder of Deeds

Harrisburg, Pennsylvania

### CERTIFIED END PAGE

*Location:*  
Dauphin County Courthouse  
Room 102  
101 Market Street  
Harrisburg, PA 17101

INSTRUMENT #: 20160015920  
RECORD DATE: 6/28/2016 3:49:51 PM  
RECORDED BY: SKREVSKEY  
DOC TYPE: DEED H86  
AGENT: RDS GROUP, LLC  
DIRECT NAME: U.S. BANK NATIONAL ASSOCIATION, TR BY AIF  
INDIRECT NAME: ALAN INVESTMENTS III, LLC

ACT 8 OF 1998: \$5.00

COMMONWEALTH OF PA: \$91.50  
MUNICIPALITY: \$45.75 HARRISBURG CITY  
SCHOOL DISTRICT: \$45.75 HARRISBURG  
ADPC: \$35.50  
AFFORDABLE HOUSING: \$13.00

UPICount: 1  
UPIFee: 20  
UPIList: 10-017-013-000-0000

I Certify This Document To Be Recorded  
In Dauphin County, Pennsylvania.



James M. Zugay, Recorder of Deeds

---

THIS IS A CERTIFICATION PAGE

---

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

UTY10MI4 UTY10DI4 UTY15FAC UTILITY SYSTEM 01 03 2017 10:05:39  
H STATUS DATE: (a)(13) STATUS CODE: TERM: UCFLPWC9  
TOTAL PPL DUE: (a)(13) DELQ PPL DUE: USER: HBG MMP1  
PROPERTY NUMBER.: 10017013 - 0000 ( 3 ) RO  
PROPERTY ADDRESS: 636 CURTIN ST OWNER: ALAN INVESTMENTS III LLC  
TOTAL CHARGES DUE: 517.44 TOTAL PENALTIES DUE: .00  
SELECT CURR CHG DELINQ CHG CURR PEN DELINQ PEN TOTAL  
( \_ ) REFUSE 13.00 194.99 .00 .00 207.99  
( \_ ) DISPOSAL 19.34 290.11 .00 .00 309.45  
( \_ ) .00 .00 .00 .00 .00  
( \_ ) .00 .00 .00 .00 .00  
( \_ ) .00 .00 .00 .00 .00  
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( \_ ) .00 .00 .00 .00 .00  
( \_ ) .00 .00 .00 .00 .00  
( \_ ) .00 .00 .00 .00 .00  
32.34 485.10 .00 .00 517.44  
TOTAL DUE: 517.44 TOTAL WITH CREDITS: 517.44  
LAST PAYMENT: 10 07 2015  
S(X)=DETAIL W=RDGS Y=COM Z=DR/CR U=WATER/TRASH F12=PROP SEARCH  
M=MENU E=EXIT UTY H=HIST C=COLLECTIONS P=PAYMENT PLAN INFO

## BILLING INFORMATION

TERM: UCFLPWC9

W

Exhibit (a)(3)

## UTILITY ACCOUNT ACTIVITY

USER: HBG MMP1

---

PROPERTY NUMBER.:	10017013 - 0000 ( 3 )	UNAPPROVED TOTAL:	.00		
PROPERTY ADDRESS:	636 CURTIN ST	LAST BILL DUE:	01 15 2017		
PROPERTY OWNER:	ALAN INVESTMENTS III LLC	BALANCE			
SELECT	DATE	UNAPROVD?	DESCRIPTION	TRANSACTION AMT	BALANCE REMAINING
( )			*** START OF LIST **		
( )	12 26 2016		MONTHLY BILLING	32.34 P	517.44
( )	11 26 2016		MONTHLY BILLING	32.34 P	485.10
( )	10 26 2016		MONTHLY BILLING	32.34 P	452.76
( )	09 26 2016		MONTHLY BILLING	32.34 P	420.42
( )	08 26 2016		MONTHLY BILLING	32.34 P	388.08
( )	07 26 2016		MONTHLY BILLING	32.34 P	355.74
( )	07 01 2016		NEW OWNER 6/28/2016	P	323.40
( )	06 26 2016		MONTHLY BILLING	32.34 P	323.40
( )	05 26 2016		MONTHLY BILLING	32.34 P	291.06
( )	04 26 2016		MONTHLY BILLING	32.34 P	258.72
( )	03 26 2016		MONTHLY BILLING	32.34 P	226.38

---

&lt;PF7&gt; FOR PRIOR HISTORY

S(X)=TRANS ACTIVITY P(X)=PRINT ACTIVITY M=MENU U=WATER INFO R=RETURN

F7=BKWD F8=FWD W=RDGS Y=COM Z=DR/CR E=EXIT UTY CLEAR=PRES CHGS C=COLLECTIONS

PRO30M  
PRO30DU

CAPITOL AREA  
PROPERTY SYSTEM

DATE: 01/03/17  
TIME: 09:53:08  
CONT: HBG RZN1

PROPERTY MAILING ADDRESS TYPE - UPDATE / DELETE

PROPERTY NO: 10017013 3 636 CURTIN ST HARRISBURG PA 171102424  
OWNER NAME: ALAN INVESTMENTS III LLC ID-NO: 063127  
ADDR: 16 BERRYHILL RD COLUMBIA SC 292100000

DELETE: (Y/N) BOTH TAX & UTILITY MAILING  
TYPE: B  
NAME: ALAN INVESTMENTS III LLC ID-NO: 065721  
ADDRESS: 16 BERRYHILL RD  
STE 200 | ADD: DAT1 160701  
COLUMBIA SC 292100000 | UPD:

DELETE: (Y/N)  
TYPE:  
NAME: ID-NO:  
ADDRESS:

| ADD:  
| UPD:

FUNCTIONS: I=INQ U=UPD L=MAIL REC UPD A=ADD NEW ADDR C=CLEAR M=MENU E=EXIT